

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
February 28, 2011

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL:

Present: Emerick R. Bakaysa, Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

Absent: Joanne Bilotta

MINUTES – APPROVAL: Signed Executive 2-14-11, Motion, Mr. Saiia, Second, Mr. Lockwood. Signed Regular Session 2-14-11, Motion, Mr. Lockwood, Second, Mr. Saiia. Signed Keating Information Meeting 2-14-11, Motion Mr. Lockwood, Second, Mr. Saiia.

COMMITTEE REPORTS:

MJTC- Mr. Saiia submitted population reports. Filed in Planning Office.

MRPC- no report

DPW Building Committee- no report

Capital Planning Committee- Director reported prioritization completed. The total amount for FY12 is \$ \$538,765.00.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Town Warrant Closes, 3-14-11- Director noted closing date to Board.

Town Caucus, 3-21-11- Director informed Board. Due to conflict, the Master Planning Workshop was changed to March 23rd.

Televised Repeats- Repeats of Planning Board meeting are Wednesdays 10:00 AM & 2:00 PM, Saturdays 2:00 PM, and Sundays 2:00 PM.

Summer Street- Brief discussion was held on design along roadway. Chair will create a sketch. A 43D site will be researched by Director.

Green Community Task Force- Director reported that the process for a solar field at the old landfill is ongoing. A meeting is being planned with Unitil.

Open Space- Director presented the finished Open Space Plan that will be re-submitted to the State. The Ad Hoc Committee completed the nine items requested by the State and integrated the information into the Plan. The Plan was accepted by the State with the directive to fulfill the nine requested items by 2014.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom, 10 Lakefront- Reports show continued work as described in previous report.

Tri Town Landing, 37 Youngs Rd- Renting is ongoing. New report of school-age children will be forwarded by mid-March. Discussion ensued concerning the 40S component. To date, the information has been the lack of funding for the 40S. Director is seeking more information. Attendee Select Board Chair noted concern and would approach the State.

UNFINISHED BUSINESS/OLD BUSINESS:

Bylaw Changes/Annual Town Meeting- 134 Leominster Shirley Rd., Tradex Corp., c/o Charles Gitto Jr., Zoning Change-Director presented written Article readied to be submitted for the Town Meeting Warrant. Discussion ensued concerning the Planning Board's support of the Article. The consensus was that the Board preferred not to be the submitters for the presentation of the Article; vote taken not to submit Article for Town Warrant – Motion, Mr. Lockwood, Second, Mr. Bodkin Jr., Vote 4-0. It was noted that the applicant could still present by petition to the Board of Selectmen. Further discussion ensued regarding protected measures such as Design Standards for Districts, primarily before zoning changes. Director was instructed to write design standards for the Commercial District. A "place holder" will be submitted for the Town Warrant for an Article for design standards for the Commercial District.

CLURPA-tabled

MEETING SCHEDULE:

March 2011-

March 14, Planning Board Meeting –televised

March 21, Town Caucus

March 23, Master Planning Workshop

March 28, Planning Board Meeting, Ritter Memorial Building

DATA INFORMATION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information.

OFFICE. No issues